



- Three bedroom cottage in a semi-rural location
- Spacious open plan lounge/dining room with log burner
- Planning permitted for single storey side extension
- Attached, level garden at the rear and separate allotment
- Parking for at least two vehicles
- Popular village commutable to towns and cities



'A characterful natural stone cottage with both an enclosed attached garden and a separate allotment style garden and open countryside accessible within minutes!'

This three bedroom end of terrace cottage has so much on offer and is located in a super village location. The property enjoys good size accommodation including an entrance lobby which leads into a lounge/dining room with feature fireplace and a log burner, separate compact kitchen area and there is a ground floor bathroom. The property has three generous sized bedrooms on the first floor, has gas central heating and is double glazed. The property has had planning permission approved for a single storey side extension and a loft conversion (BANES planning number 23/00306/FUL).

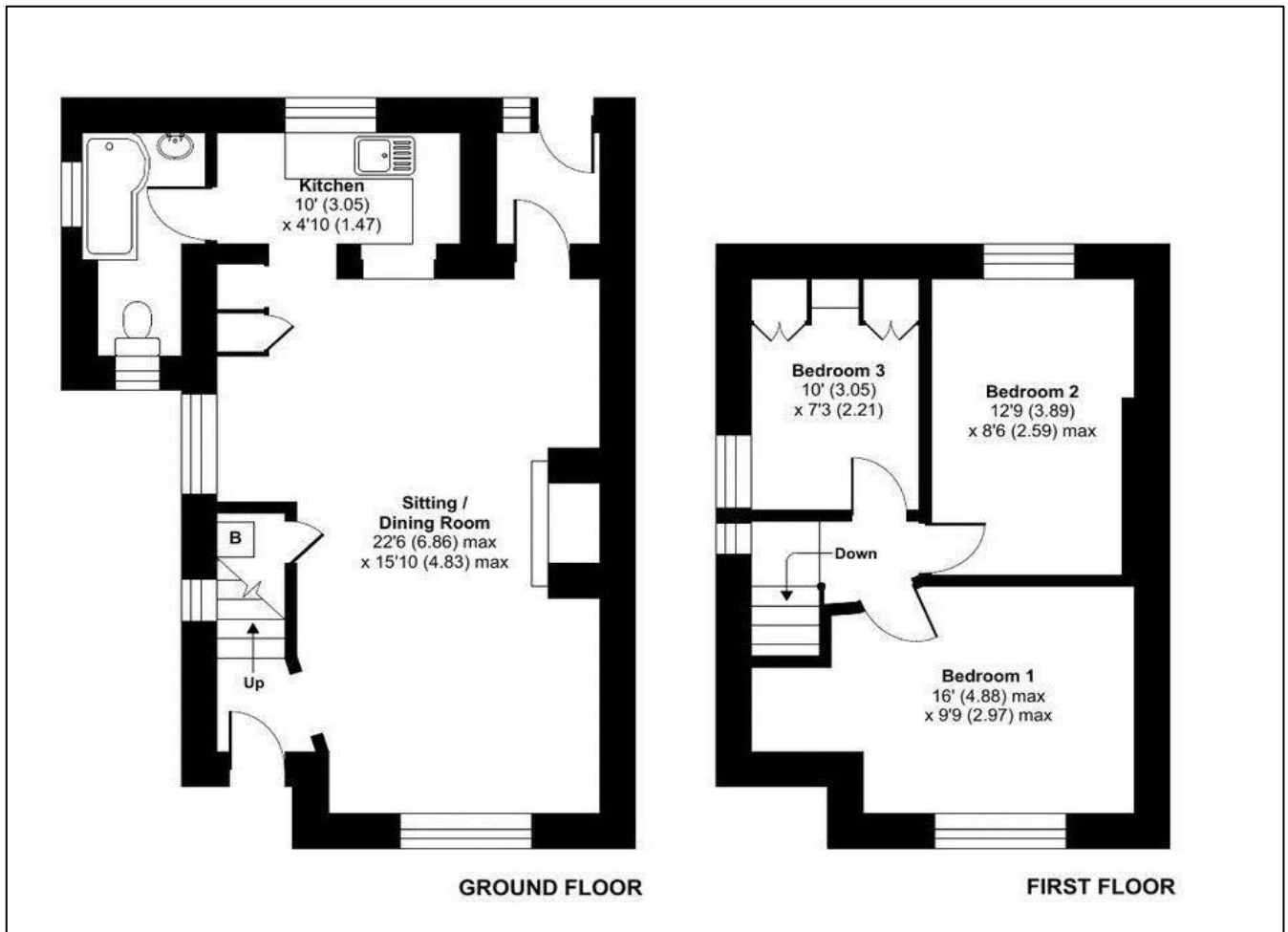
Externally the property has a level, private garden beyond the back door, primarily laid to lawn and there is a summer house/garden office to the far end. Additionally the property has an allotment style garden accessed via a shared pathway with a shed/greenhouse, veg beds and planters, chicken coup and this runs down to a further lawn area and overlooks open countryside at the rear boundary. At the front of the property there is parking for two cars and space to create further parking if so desired.

The village of Farrington Gurney is incredibly well regarded and always proves popular with both local buyers as well as those migrating from the neighbouring cities. The village boasts a popular Farm shop with a wide variety of other attractions including hair salon, soft play for children and chip shop, golf club with gym and a convenience store just to name a few amenities at close hand.

Tenure: Freehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
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55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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